



CITY OF

NEWPORT BEACH

City Council Staff Report

July 22, 2014
Agenda Item No. 7

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Community Development Department
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TITLE: Planning Commission Agenda Report for July 17, 2014

ITEM NO. 1

ELECTION OF OFFICERS

a. The Commission will elect officers to serve for the year.

- Chair – Larry Tucker
- Vice Chair – Kory Kramer
- Secretary – Jay Myers

AYES: Brown, Koetting, Kramer, Lawler, Myers, and Tucker
NOES: None
ABSENT: Hillgren
ABSTAIN: None

b. Appoint three Commissioners to the General Plan/LCP Committee

- Chairman to appoint one additional member, and confirm or replace existing appointments.
- Chairman Tucker appointed Commissioners Hillgren, Vice Chair Kramer, and Secretary Myers to the General Plan/LCP Committee

ITEM NO. 2

MINUTES OF JUNE 19, 2014

The minutes were amended and approved
(5 ayes, 0 noes, 1 abstention, and 1 excused).

AYES: Brown, Kramer, Lawler, Myers, and Tucker
NOES: None
ABSENT: Hillgren
ABSTAIN: Koetting

PUBLIC HEARING ITEMS:

ITEM NO. 3 THE FRANCESCON RESIDENCE VARIANCE (PA2014-084)

Site Location: 7 Harbor Island

SUMMARY: A variance to allow a new single-family development to encroach up to 12.9 feet into the 19-foot setback along the easterly side of the property. The applicant also requests to exceed the allowed floor area limitation (7,040 sq. ft.) by 1,497 sq. ft. for a total of 8,537 sq. ft.

CEQA COMPLIANCE: The project is categorically exempt under Section 15303 of the California Environmental Quality Act (CEQA) Guidelines - Class 3 (New Construction or Conversion of Small Structures) of the implementing Guidelines of the California Environmental Quality Act. The Class 3 exemption includes the construction of a single-family residence.

Assistant Planner Ben Zdeba gave a presentation summarizing the applicants' request and reviewed the facts in support of the findings for approval of the variance.

After the public hearing, the Planning Commission voted unanimously to approve the project as proposed by the applicant (6 ayes, 0 noes, 1 excused).

AYES: Brown, Koetting, Kramer, Lawler, Myers, and Tucker
NOES: None
ABSENT: Hillgren
ABSTAIN: None

ITEM NO. 4 YACHT TRUANT GARAGE SETBACK (PA2014-086)

Site Location: 909 Yacht Truant

SUMMARY: A request to modify the garage setback on the final setback map for Tract 9260 for 1909 Yacht Truant. The approved setbacks are 30 feet for the house and 20 feet for the garage. The applicant requests to change the garage setback to a varied setback between 5 feet and 10 feet.

CEQA COMPLIANCE: The project is categorically exempt under Section 15305 of the California Environmental Quality Act (CEQA) Guidelines – Class 5 (Minor Alterations in Land Use Limitations). The proposed project will alter the required setbacks, but will not result in any physical change to the lot or existing structure, or any changes in land use or density.

Associate Planner Fern Nueno gave a presentation summarizing the applicants' request and staff's recommendation to modify the request. She reviewed the findings to support the modified setback.

After the public hearing, the Planning Commission voted unanimously to approve the applicant's request (6 ayes, 0 noes, 1 excused).

AYES: Brown, Koetting, Kramer, Lawler, Myers, and Tucker
NOES: None
ABSENT: Hillgren
ABSTAIN: None

ITEM NO. 5 CORONA DEL MAR PARKING MANAGEMENT PLAN (PA2013-157)

Site Location: Corona del Mar

SUMMARY: Review of the Corona del Mar Parking Management Plan ("Plan") that was developed to evaluate and better manage parking in Corona del Mar and to make parking more convenient for residents, businesses, and visitors. The Plan includes an analysis of the existing conditions in Corona del Mar, current and future parking demand, and potential parking strategies. Should the Plan be approved by the Planning Commission and City Council, the specific parking strategies would be further refined and reviewed at future public hearings as required.

CEQA COMPLIANCE: The Corona del Mar Parking Management Plan is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the Plan only identifies possible future actions and has no legally binding effect. Therefore, adoption of the Plan itself has no potential to have a significant effect on the environment. Implementation of future actions identified in the Plan may require environmental review prior to adoption if those possible future actions are defined as a project pursuant to CEQA and could result in a direct or reasonably foreseeable indirect physical change in the environment.

Associate Planner Fern Nueno briefly summarized the item and introduced Brian Canepa, from Nelson Nygaard, the consultant who prepared the Plan who gave a presentation.

After public comments, the Planning Commission voted unanimously to recommend adoption of the 8 short-term strategies identified in the parking management plan and forwarded the plan to the City Council for review (6 ayes, 0 noes, 1 excused).

AYES:	Brown, Koetting, Kramer, Lawler, Myers, and Tucker
NOES:	None
ABSENT:	Hillgren
ABSTAIN:	None

ITEM NO. 6 LIDO HOUSE HOTEL (PA2013-217) AND FORMER CITY HALL COMPLEX AMENDMENTS (PA2012-031)

Site Location: 3300 Newport Boulevard and 475 32nd Street

SUMMARY: Amendments of the General Plan, Coastal Land Use Plan, and Zoning Code to change the land use designation and zoning of the former City Hall site from Public Facilities to Mixed-Use and a Site Development Review, Conditional Use Permit, and Traffic Study for the development and operation of an upscale, 130-room hotel.

CEQA COMPLIANCE: The Lido House Hotel Environmental Impact Report (EIR) (SCH# 2013111022) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 ("CEQA"), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.) which concluded that the proposed project would not result in any significant and unavoidable impacts and all potential impacts would be reduced to a less than significant level with the incorporation of several mitigation measures identified in the Draft EIR.

Principal Planner Jim Campbell indicated that there was an issue with the staff report that was posted to the City's website on Friday, July 11, 2014. Several attachments to the staff report were missing. The discrepancy has been corrected, but staff wants everyone to have more time to review the complete report including the Final EIR. Staff recommended a continuance to the next regular meeting of the Planning Commission (Thursday, August 7, 2014, starting at 6:30PM).

Following public testimony and Commissioner comments, no action was taken except to continue the item to August 7, 2014 (6 ayes, 0 noes, 1 excused).

AYES:	Brown, Koetting, Kramer, Lawler, Myers, and Tucker
NOES:	None
ABSENT:	Hillgren
ABSTAIN:	None